CITY OF MINNEAPOLIS

At a Glance: Ward 3

Department of Regulatory Services

2016 Report

Minneapolis
City of Lakes

Dedicated to strengthening communities by partnering with residents, neighborhoods and businesses to make the city safer, healthier and more inviting for all, Regulatory Services is responsible for Animal Care & Control, Fire Inspection Services, Housing Inspection Services (including the Problem Properties Unit), as well as Code Compliance and Traffic Control.

Data collection, cleaning, and reporting are at the core of Regulatory Services' work, providing us with a strong foundation on which to build a culture of data-driven decision making, transparency, and resident engagement. The Department strengthens the city by:

- Partnering with residents, organizations, and stakeholders;
- Analyzing data to effectively align our activities with the city's strategic priorities, identify trends, and effectively deploy resources; and
- Communicating results in meaningful and understandable ways.

In its second edition, the Ward & Neighborhood Profiles Report demonstrates the Department's commitment to the effective use of analytics in a variety of ways.

- Data is provided at the citywide, ward, and neighborhood levels to help readers target their area of interest.
- Summary statistics of data are provided to help readers understand broader context and trends.
- Maps reflecting the data are created to help readers visually understand both frequency and geographic impact.

Critically important to our efforts is the commitment of the City of Minneapolis to use performance management as a tool to continuously improve the core services that it provides. The Ward & Neighborhood Profiles Report was made possible through the contributions of many individuals, with Quinn Carr leading the development, design and publications of the report, and Glen Haslerud and Fatuma Qorane assisting in the creation of the maps and narrative.

To learn more about Regulatory Services and view our other reports, please visit http://www.minneapolismn.gov/regulatoryservices/

Please do not hesitate to contact us with questions, comments or suggestions for future editions of the report.

Noah Schuchman
Director
Regulatory Services

Glossary

Change of Ownership & Conversion

- A new property owner to a rental licensed property that has changed ownership.
- Conversions refer to properties that have been converted from owner-occupied to a rental licensed property.

Condemned

- Refers to a building that has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days.
  - It is determined to be unsafe.
  - An inspector cites specific hazards.
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation.
  - Utilities to it have been discontinued. or
  - There is a housing hygiene problem as determined by Housing Inspection Services Division.

Conduct on Premise

- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows Minneapolis to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impact neighbors.

Dangerous Dogs

- Domestic animals which have bitten or demonstrated aggression must be investigated to determine if it is a threat to the public's safety and should be declared "dangerous".
- Declarations are determined based on the severity of the incident, including serious bites and unprovoked aggressive behavior.

Illegal Occupancy

- Refers to a situation where properties are not used for their permitted purposes. This can include illegal or unpermitted over-occupancy, units, basement or attic occupancy, accessory buildings, room size, ceiling height, window size, and basement or attic bedroom remodeling.

Police Calls

- Refers to all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with a single incident.
- Police calls at an intersection, street or area not identified at a specific property are not included.
- Domestic and medical related calls are not included.

Problem Properties Unit (PPU)

- Refers to the case management team within the Housing Inspection Services Division charged with identifying the City's most challenging properties and developing an action plan to resolve their issues.
- PPU tracks and manages boarded, vacant, and condemned housing.

Property

- A property is defined as the unique building with an address. Past reports defined a property as a parcel address but this report is focusing on the unique buildings. There can be several parcel addresses on one building.

Rental Licenses

- Refers to all rental dwellings and dwelling units, including rented single-family homes and rented dwelling units in owner-occupied homes, as well as rented condominiums, rented townhouses and leasehold cooperative dwelling units.
- Certain dwellings are exempt including owner-occupied dwelling units in a cooperative, condominium or townhouse building. hotels, convents, monasteries, licensed nursing homes, licensed board and care homes, parsonages, parish houses, manses and rectories, hospitals, and public housing are also exempt.

Tier Rental Licensing

- Refers to the rental license billing system in which every rental licensed property is evaluated annually based on property conditions.
- A designated tier is assigned to the rental license. The rental license bill and amount of time between routine inspections reflect the tier, with 3 being the highest billed/most often inspected and 1 being the lowest billed/least often inspected.

Vacant Building Registry (VBR)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection.
  - Unoccupied and unsecured for five days or more.
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more.
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more.
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition or
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits.

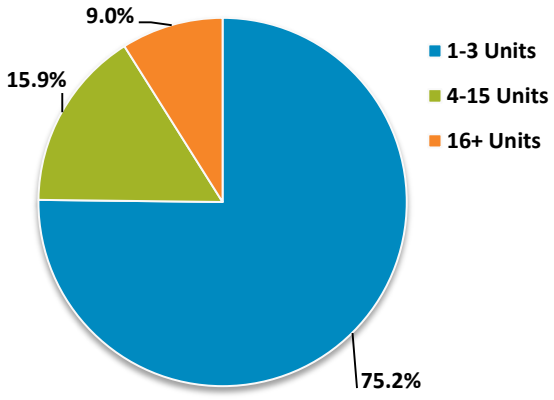
To search the detailed City of Minneapolis Ordinance page, please visit:

https://www.municode.com/library/mn/minneapolis/codes/code_of_ordinances

Ward 3 Profile

Land Use Breakdown by Properties		
Land Use	**Number**	**Percentage**
Bar, Restaurant, Club, Entertainment	71	1.4%
Comm. Work Shop	49	1.0%
Common Area	24	0.5%
Garage or Misc. Residential	58	1.1%
*Group Residence	68	1.3%
Ind. Warehouse, Factory	61	1.2%
Institution, School, Church	42	0.8%
Misc. Commercial	12	0.2%
*Mixed Comm., Res., Apt.	91	1.8%
*Multi Family Apartment	328	6.5%
*Multi Family Residential	1,087	21.4%
Office	167	3.3%
Public Accommodations	9	0.2%
Retail	102	2.0%
*Single -Family Attached Dwelling	579	11.4%
*Single-Family Detached Dwelling	1,550	30.5%
Sport or Recreation Facility	19	0.4%
Utility	8	0.2%
Vacant Land	742	14.6%
Vehicle Related Use	18	0.4%
Grand Total:	**5,085**	**100.0%**

Rental Licensed Properties by Units



Rental License Information	
Total Rental Licenses	2,650
Properties with Rental Licenses	1,620
Rental Units	12,846
Average Rental Units per Property	7.9
Rentals / Total Residential	43.7%

2015 Conversions and CHOWNs	
Properties with Conversions[1]	83
Properties with CHOWNs[1]	48

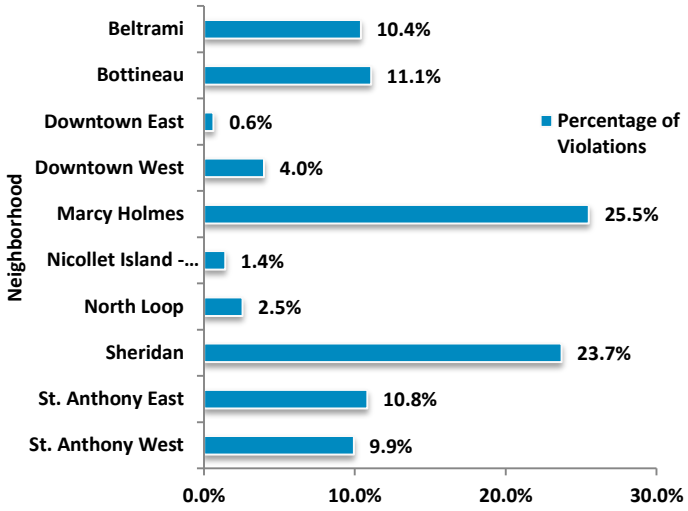
Rental Licenses Applicants in Minneapolis		
Residence	**Number**	**Percentage**
Minneapolis	1,167	44.0%
St. Paul	101	3.8%
Rest of Minnesota	1,028	38.8%
Out of State	338	12.8%
Out of Country	16	0.6%
Grand Total:	**2,650**	**100%**

Rental Licensed Properties by Units		
Units	**Number**	**Percentage**
1 Unit	601	37.1%
2 Units	539	33.3%
3 Units	78	4.8%
4-5 Units	122	7.5%
6-10 Units	70	4.3%
11-15 Units	65	4.0%
16-20 Units	27	1.7%
21-30 Units	39	2.4%
31+ Units	79	4.9%
Grand Total:	**1,620**	**100.0%**

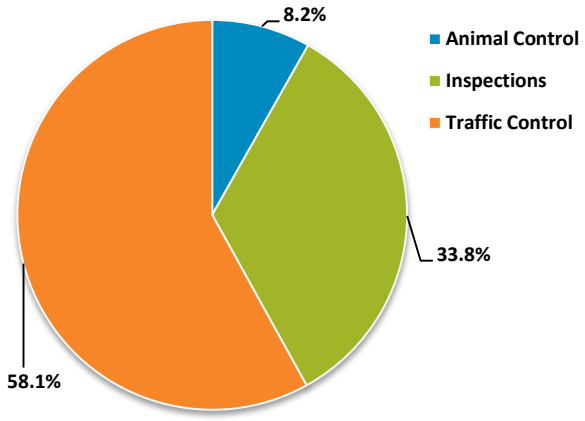
Ward 3 Profile

Housing Violations (last two years)						311 Service Requests (2015)				
	All Violations	Exterior Violations	Fire Violations	Interior Violations	Nuisance Violations		Ward Total	Animal Control	Inspections	Traffic Control
Parcels:	**1,471**	333	489	663	839	**Number:**	**2,485**	203	839	1,443
Violations:	**6,480**	1085	1204	2877	1314	**Percentage:**	**100.0%**	8.2%	33.8%	58.1%

Violations by Neighborhood (last 2 years)

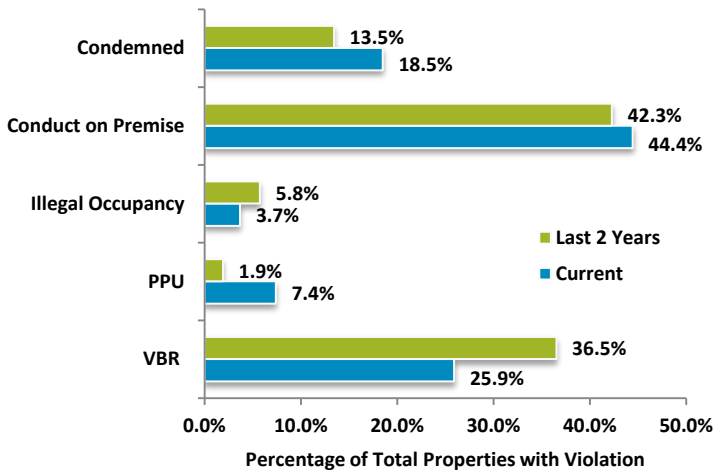


311 Service Requests



Properties with Animal, Housing and Police Issues								Code Compliance and Traffic Control Citations (2015)			
	Condemned	Conduct on Premise	Dangerous Dogs	Illegal Occupancy	Total Police Calls[2]	PPU	VBR		Ward Total	Snow Emergency[3]	Non-Snow Emergency
Current:	5	12	3	1	-	2	7	**Number:**	**69,146**	598	68,548
Last Two Years:	14	44	-	6	32,921	2	38	**Percentage:**	**100.0%**	0.9%	99.1%

Housing and Police Issues

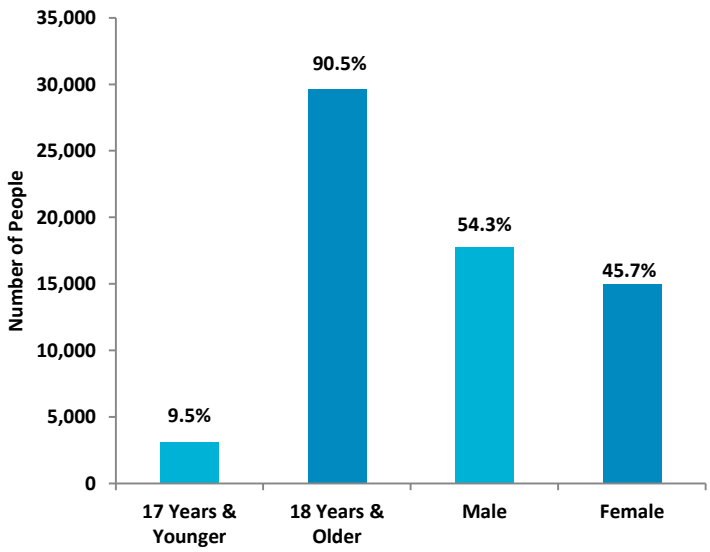


Demographic Profile

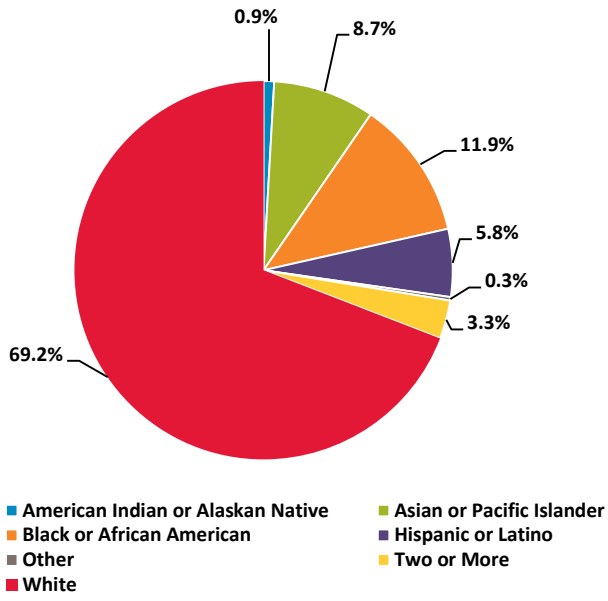
Population & Language							
Data Source:	2010 Census					2009-2013 American Community Survey	
Category:	Population					Language	
	Total Population	17 Years & Younger	18 Years & Older	Male	Female	Speaks only English	Speaks Language other than English
Number:	32,719	3,101	29,618	17,772	14,947	26,726	5,670
Percentage:	100.0%	9.5%	90.5%	54.3%	45.7%	82.5%	17.5%

Race & Ethnicity									
Data Source:	2009-2013 American Community Survey								
Category:	Race							Ethnicity	
	American Indian or Alaskan Native	Asian or Pacific Islander	Black or African American	Hispanic or Latino	Other	Two or More	White	Foreign Born	Native Born
Number:	299	2,923	4,004	1,950	90	1,124	23,338	5,477	28,196
Percentage:	0.9%	8.7%	11.9%	5.8%	0.3%	3.3%	69.2%	16.3%	83.7%

Population



Race

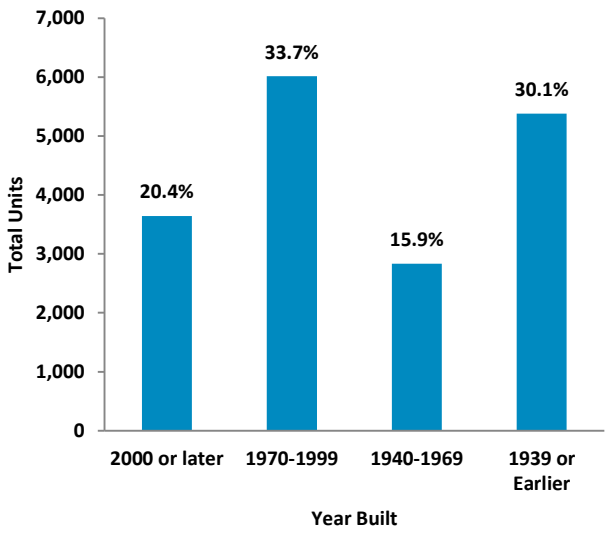


Demographic Profile

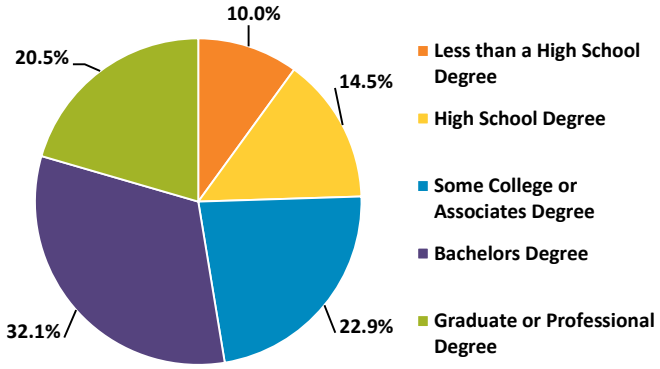
Housing									
Data Source:	2010 Census				2009-2013 American Community Survey				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Average Household Size	Units Built: 2000 or later	Units Built: 1970-1999	Units Built: 1940-1969	Units Built: 1939 or Earlier	Total Cost-Burdened Households [4]
Number:	18,042	16,180	1,862	2.0	3,640	6,013	2,832	5,378	6,815
Percentage:	100.0%	89.7%	10.3%	-	20.4%	33.7%	15.9%	30.1%	43.5%

Education & Household Income									
Data Source:	2009-2013 American Community Survey								
	Education					Household Income			
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Less than $35,000	$35,000-$49,999	$50,000-$74,999	$75,000 or More
Number:	2,288	3,328	5,248	7,350	4,692	6,205	1,911	2,457	5,699
Percentage:	10.0%	14.5%	22.9%	32.1%	20.5%	38.1%	11.7%	15.1%	35.0%

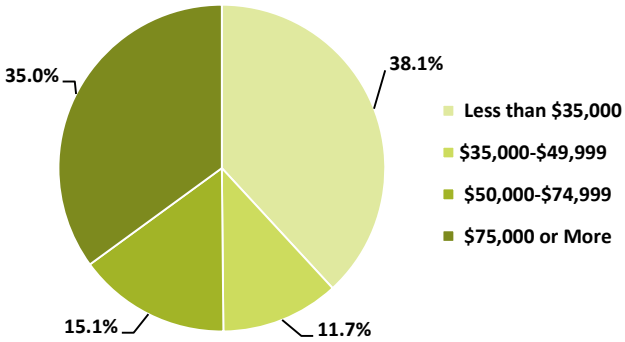
Age of Housing Units



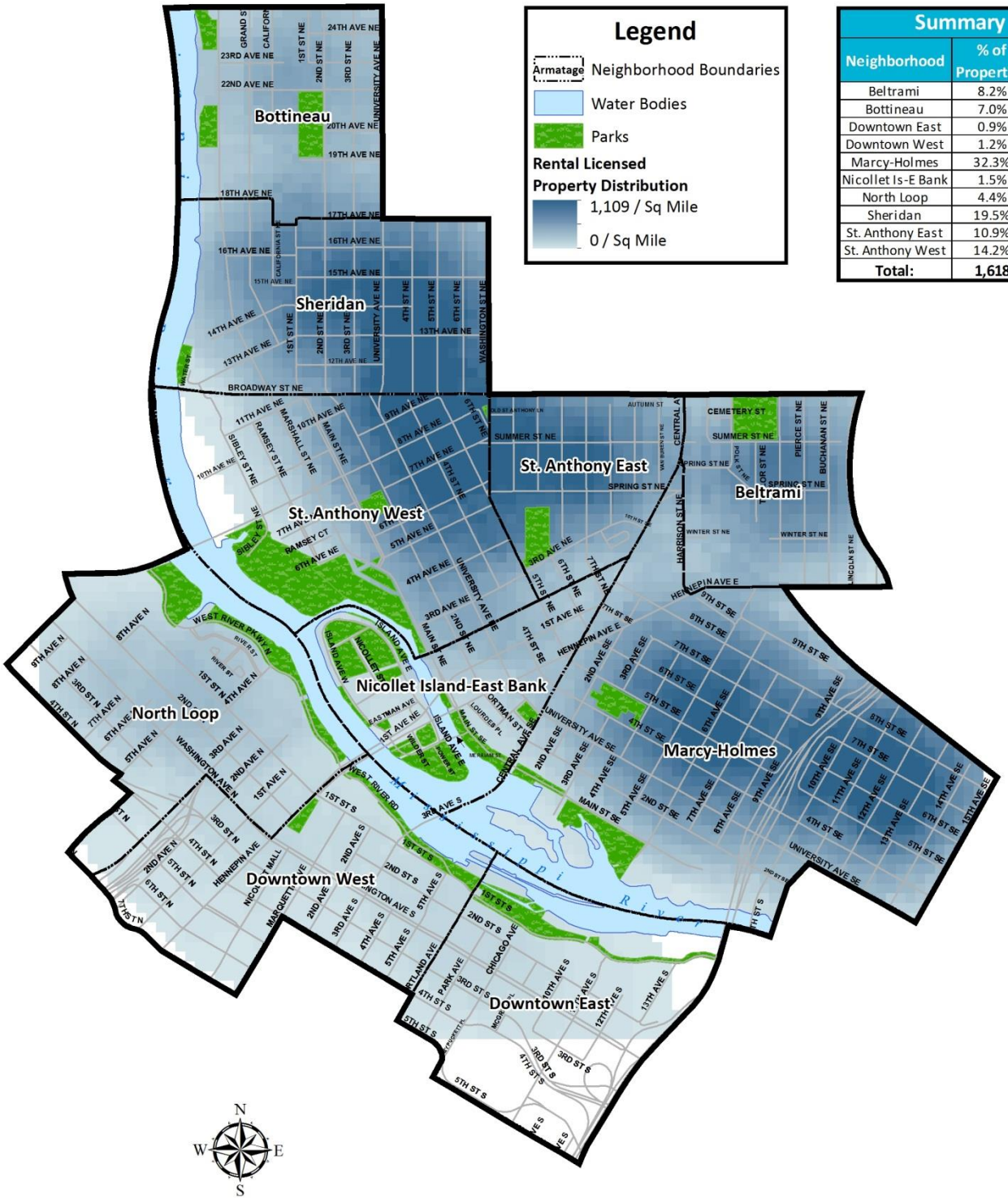
Education



Household Income



Rental Properties



Summary		
Neighborhood	% of Properties	% of Units
Beltrami	8.2%	2.0%
Bottineau	7.0%	2.8%
Downtown East	0.9%	3.9%
Downtown West	1.2%	12.9%
Marcy-Holmes	32.3%	42.9%
Nicollet Is-E Bank	1.5%	2.1%
North Loop	4.4%	17.4%
Sheridan	19.5%	7.7%
St. Anthony East	10.9%	3.9%
St. Anthony West	14.2%	4.4%
Total:	**1,618**	**12,703**

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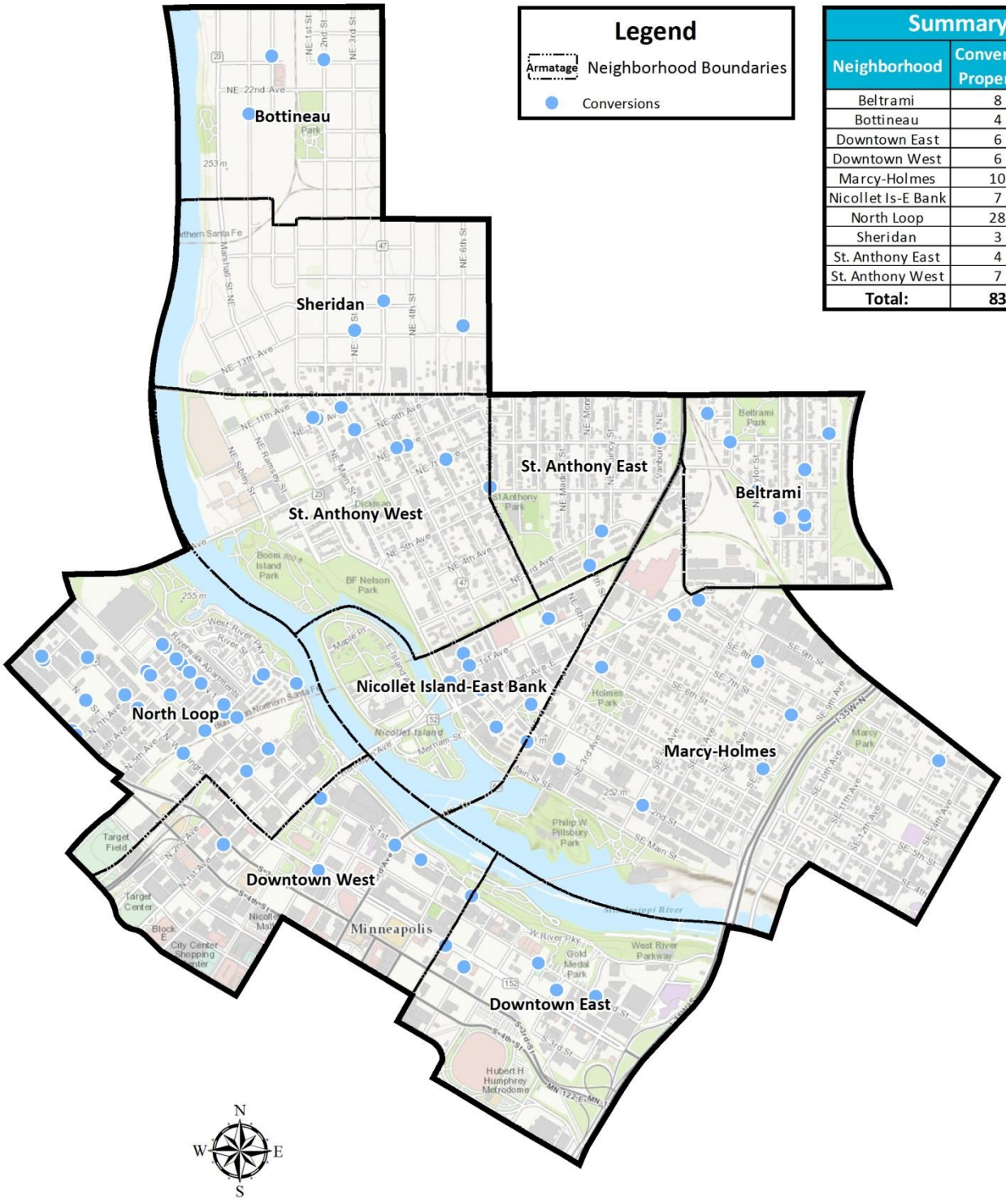
2015 Rental License Conversions



Summary		
Neighborhood	Conversion Properties	%
Beltrami	8	9.6%
Bottineau	4	4.8%
Downtown East	6	7.2%
Downtown West	6	7.2%
Marcy-Holmes	10	12.0%
Nicollet Is-E Bank	7	8.4%
North Loop	28	33.7%
Sheridan	3	3.6%
St. Anthony East	4	4.8%
St. Anthony West	7	8.4%
Total:	**83**	**100%**

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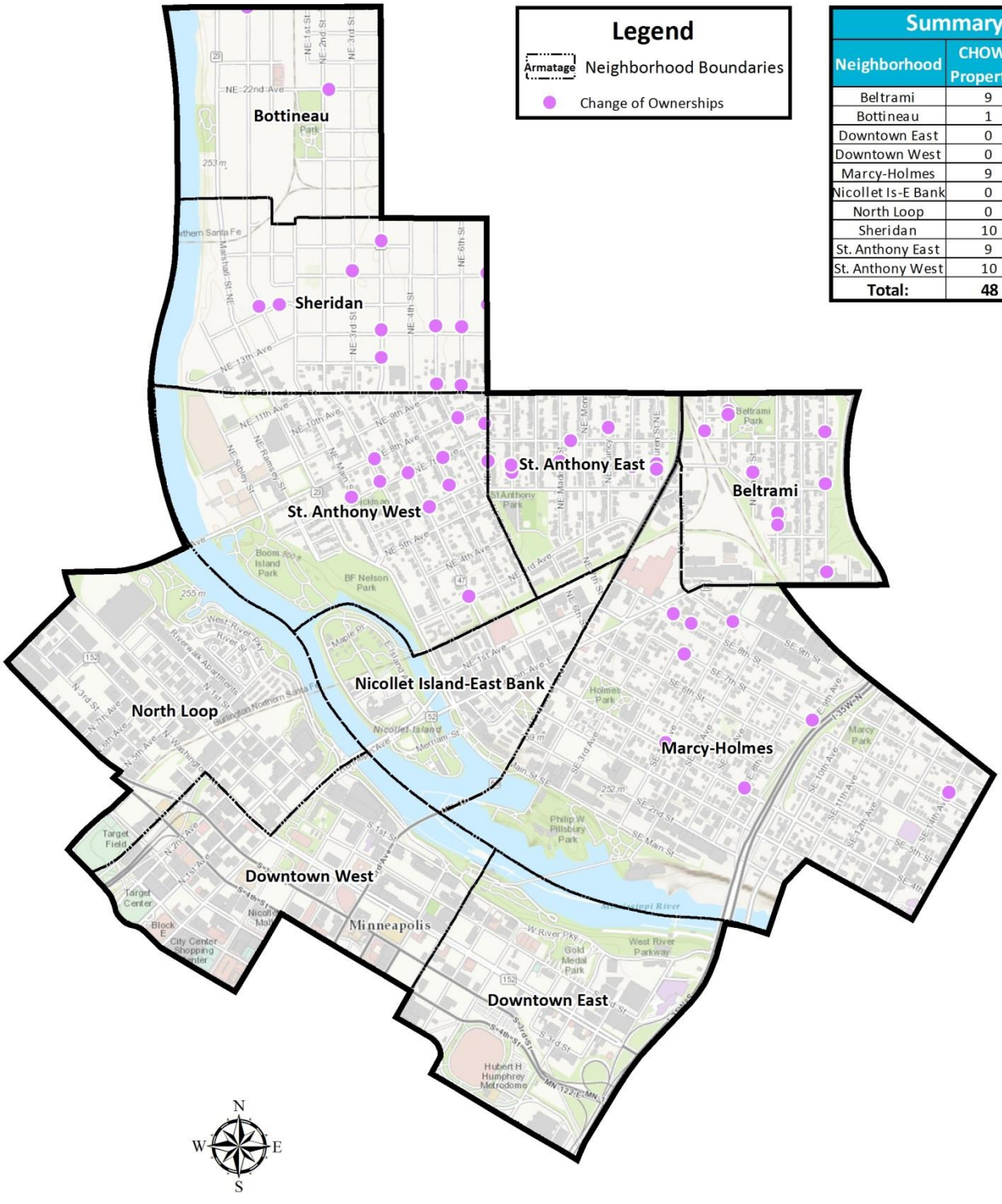
2015 Rental License Change of Ownerships



Summary		
Neighborhood	CHOWN Properties	%
Beltrami	9	18.8%
Bottineau	1	2.1%
Downtown East	0	0.0%
Downtown West	0	0.0%
Marcy-Holmes	9	18.8%
Nicollet Is-E Bank	0	0.0%
North Loop	0	0.0%
Sheridan	10	20.8%
St. Anthony East	9	18.8%
St. Anthony West	10	20.8%
Total:	**48**	**100%**

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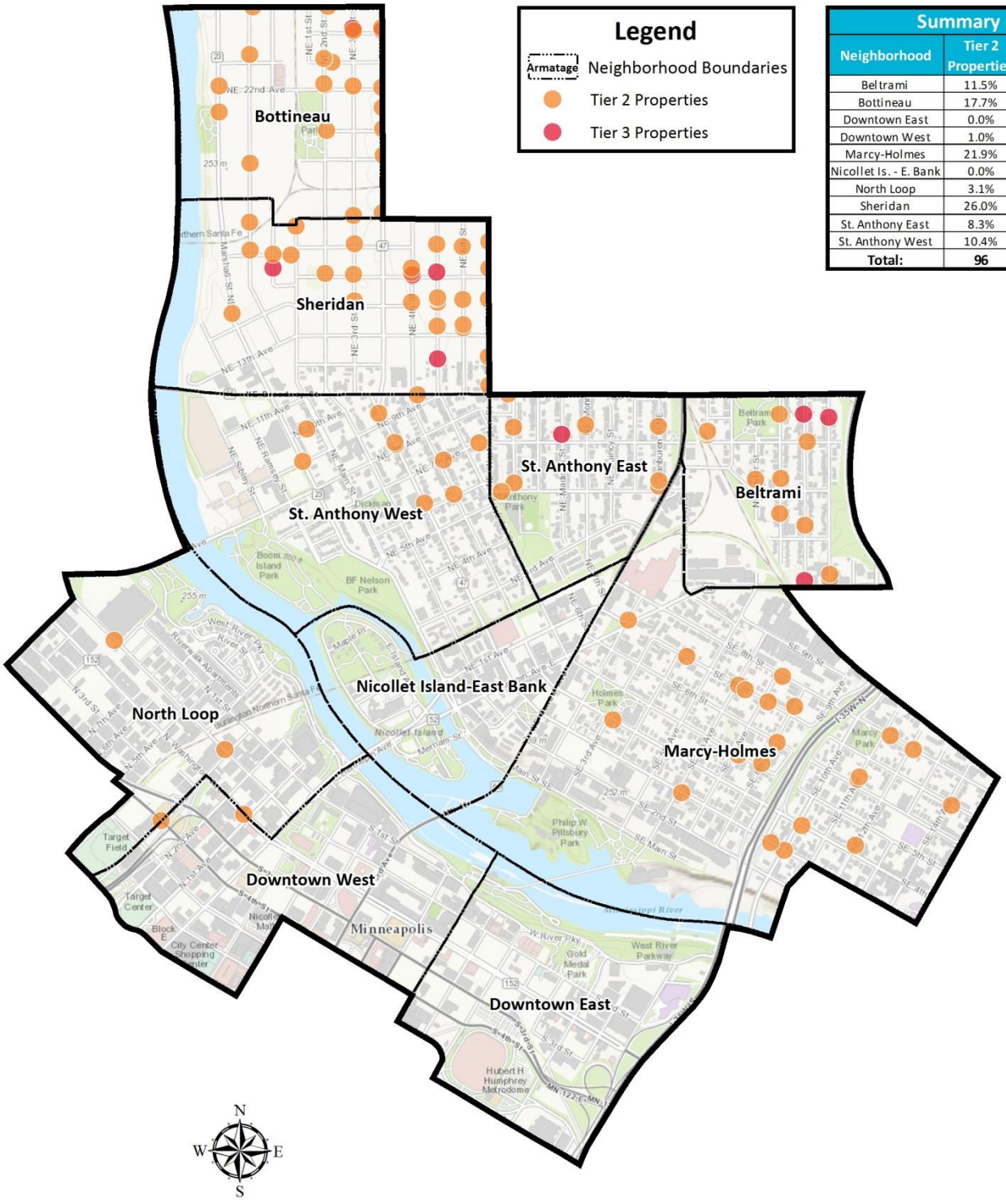
Tier 2 & 3 Rental Licenses



Summary		
Neighborhood	Tier 2 Properties	Tier 3 Properties
Beltrami	11.5%	27.3%
Bottineau	17.7%	18.2%
Downtown East	0.0%	0.0%
Downtown West	1.0%	0.0%
Marcy-Holmes	21.9%	0.0%
Nicollet Is. - E. Bank	0.0%	0.0%
North Loop	3.1%	0.0%
Sheridan	26.0%	45.5%
St. Anthony East	8.3%	9.1%
St. Anthony West	10.4%	0.0%
Total:	96	11

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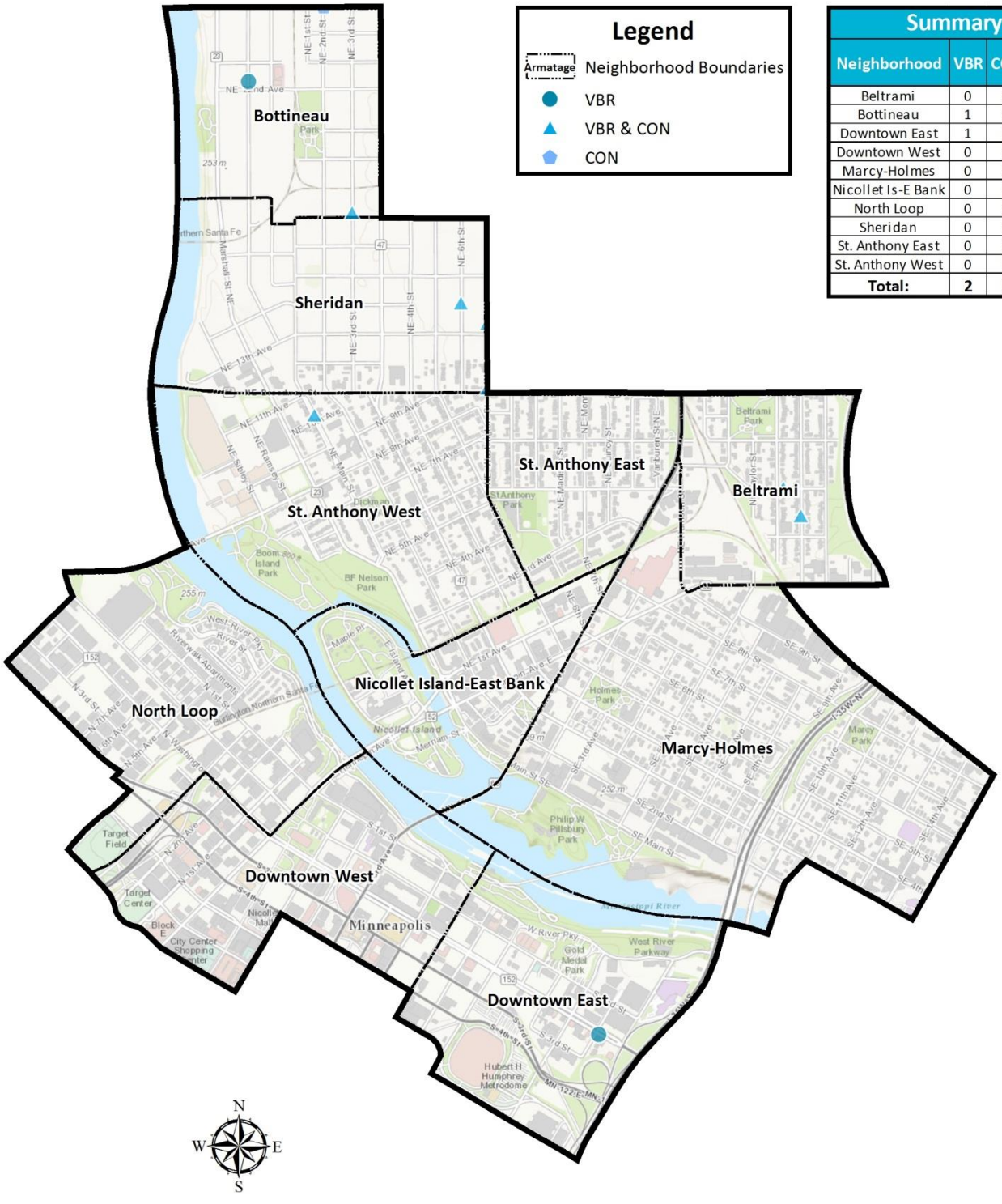
Condemned and Vacant (VBR) Properties



Summary			
Neighborhood	VBR	CON	VBR & CON
Beltrami	0	0	2
Bottineau	1	0	1
Downtown East	1	0	0
Downtown West	0	0	0
Marcy-Holmes	0	0	0
Nicollet Is-E Bank	0	0	0
North Loop	0	0	0
Sheridan	0	0	1
St. Anthony East	0	0	0
St. Anthony West	0	0	1
Total:	**2**	**0**	**5**

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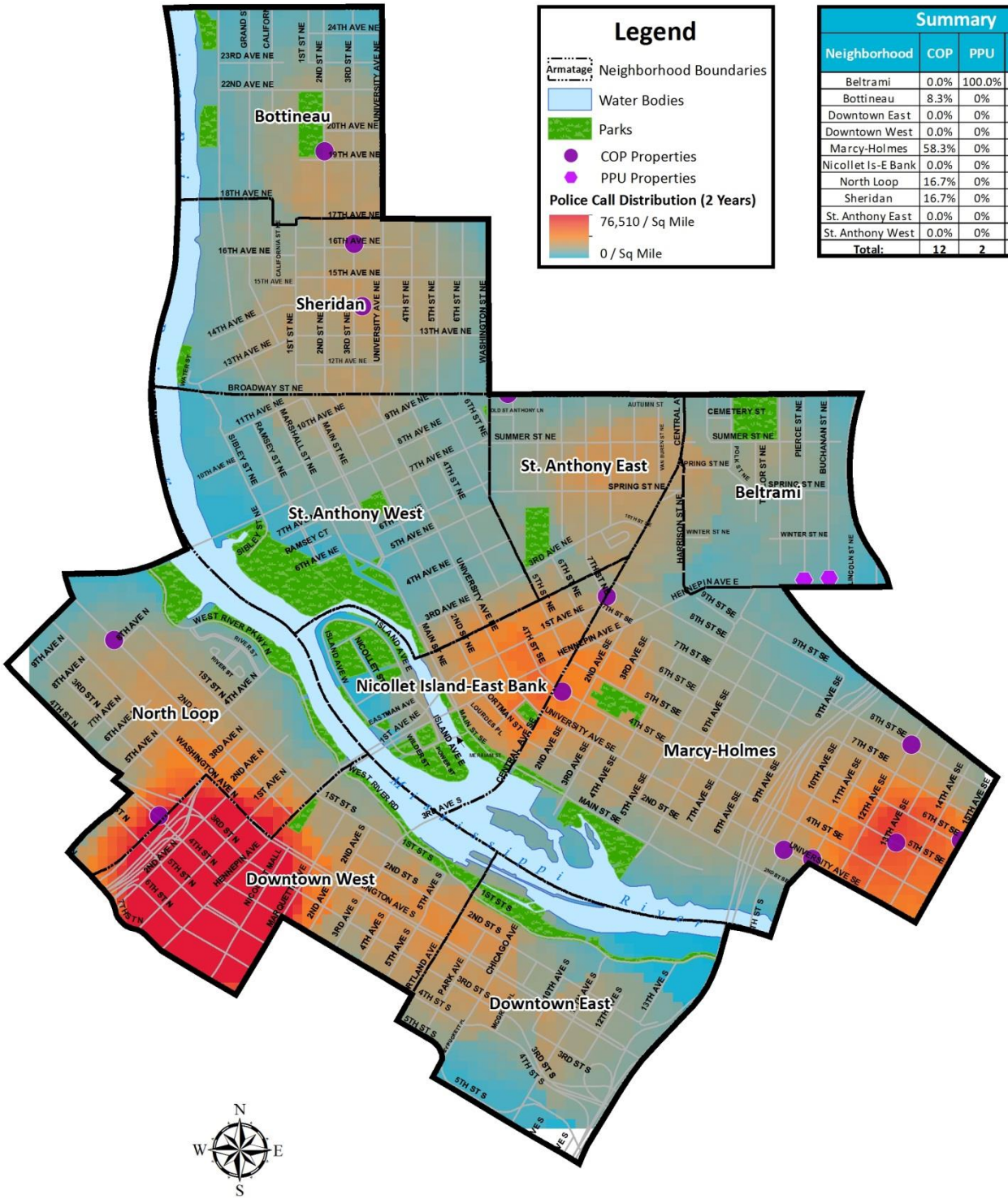
Conduct on Premise (COP) and Problem (PPU) Properties



Summary				
Neighborhood	COP	PPU	COP & PPU	Police Calls
Beltrami	0.0%	100.0%	0.0%	3.2%
Bottineau	8.3%	0%	0.0%	4.6%
Downtown East	0.0%	0%	0.0%	6.3%
Downtown West	0.0%	0%	0.0%	37.4%
Marcy-Holmes	58.3%	0%	0.0%	20.8%
Nicollet Is-E Bank	0.0%	0%	0.0%	5.0%
North Loop	16.7%	0%	0.0%	7.1%
Sheridan	16.7%	0%	0.0%	6.9%
St. Anthony East	0.0%	0%	0.0%	4.5%
St. Anthony West	0.0%	0%	0.0%	4.1%
Total:	12	2	0	32,921

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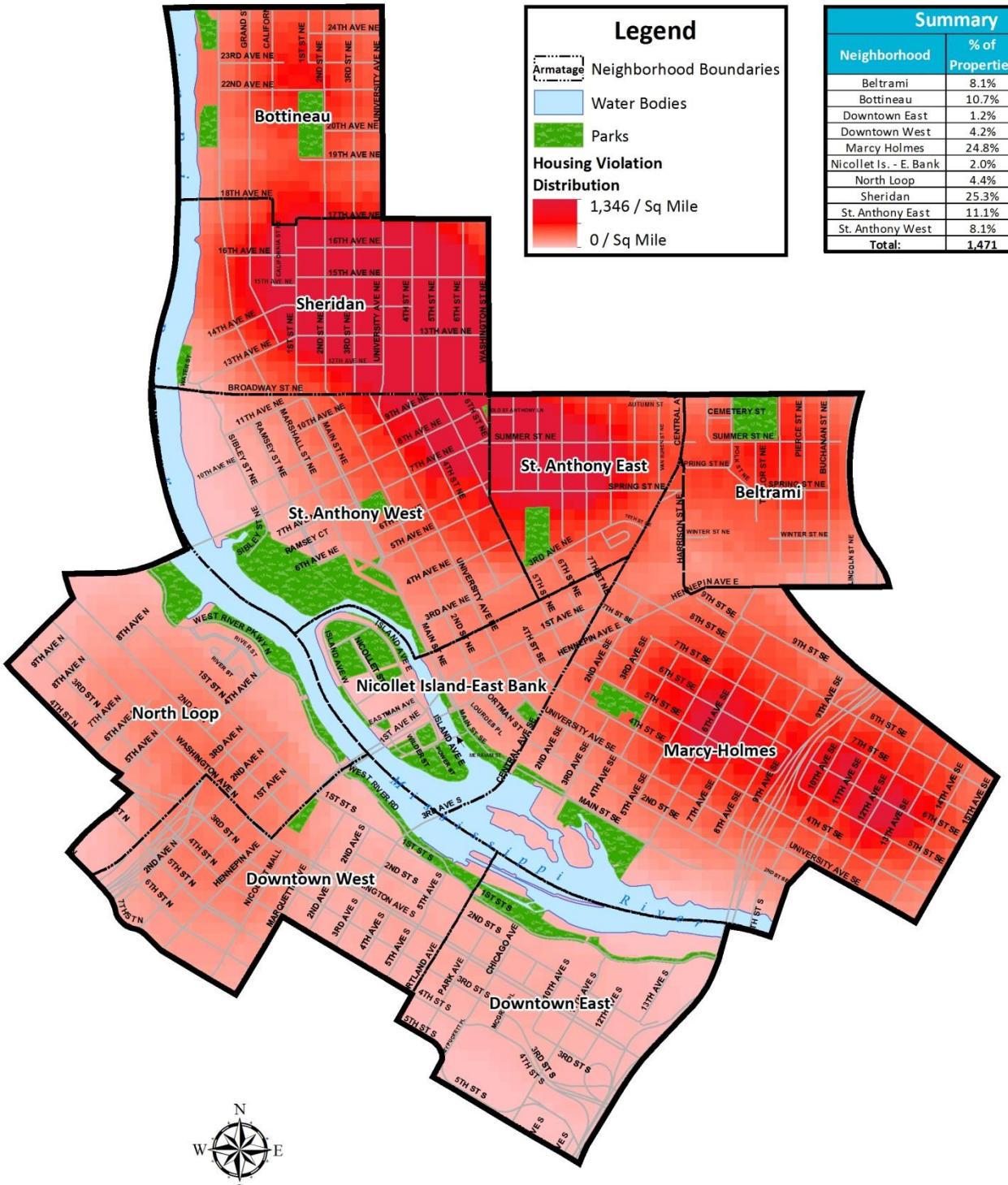
Housing Violations (Last 2 years)



Summary		
Neighborhood	% of Properties	% of Violations
Beltrami	8.1%	10.4%
Bottineau	10.7%	11.1%
Downtown East	1.2%	0.6%
Downtown West	4.2%	4.0%
Marcy Holmes	24.8%	25.5%
Nicollet Is. - E. Bank	2.0%	1.4%
North Loop	4.4%	2.5%
Sheridan	25.3%	23.7%
St. Anthony East	11.1%	10.8%
St. Anthony West	8.1%	9.9%
Total:	1,471	6,480

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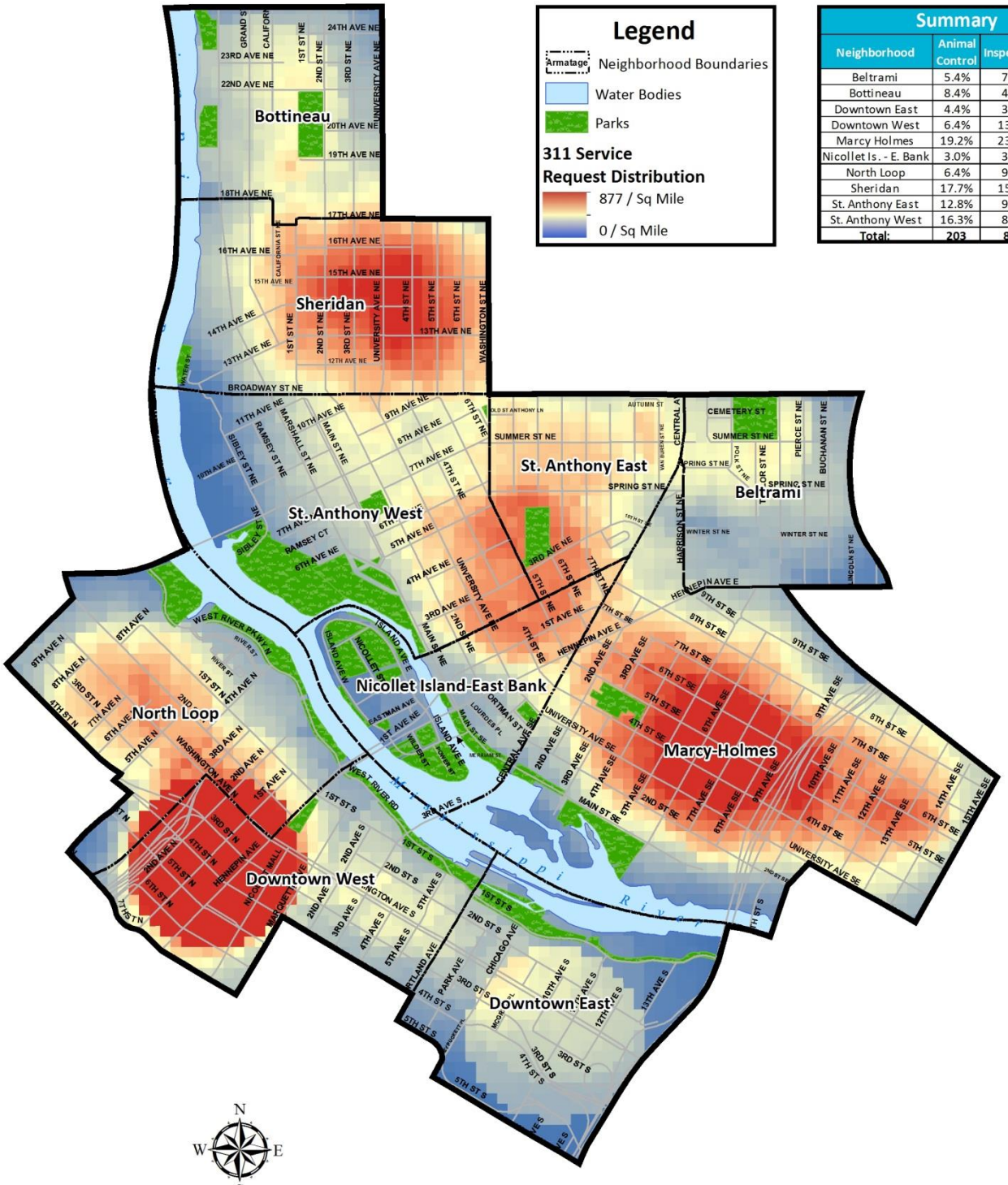
2015 311 Service Requests



Summary			
Neighborhood	Animal Control	Inspections	Traffic Control
Beltrami	5.4%	7.5%	3.0%
Bottineau	8.4%	4.9%	6.6%
Downtown East	4.4%	3.5%	5.6%
Downtown West	6.4%	13.6%	19.2%
Marcy Holmes	19.2%	23.6%	29.3%
Nicollet Is. - E. Bank	3.0%	3.7%	2.7%
North Loop	6.4%	9.9%	8.2%
Sheridan	17.7%	15.0%	13.0%
St. Anthony East	12.8%	9.8%	4.8%
St. Anthony West	16.3%	8.6%	7.6%
Total:	203	839	1,443

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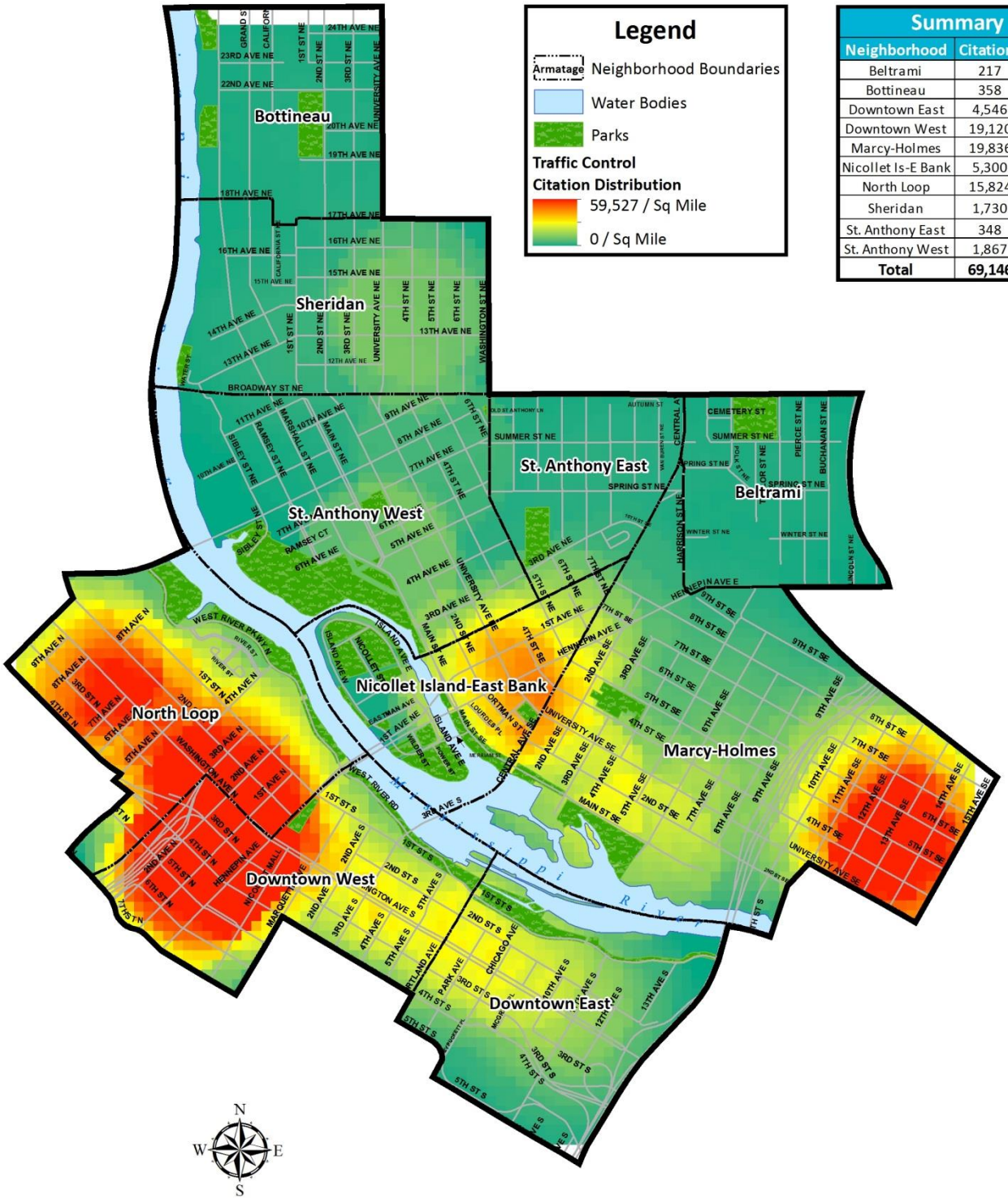
2015 Traffic Control Citations



Summary		
Neighborhood	Citations	%
Beltrami	217	0.3%
Bottineau	358	0.5%
Downtown East	4,546	6.6%
Downtown West	19,120	27.7%
Marcy-Holmes	19,836	28.7%
Nicollet Is-E Bank	5,300	7.7%
North Loop	15,824	22.9%
Sheridan	1,730	2.5%
St. Anthony East	348	0.5%
St. Anthony West	1,867	2.7%
Total	**69,146**	**100%**

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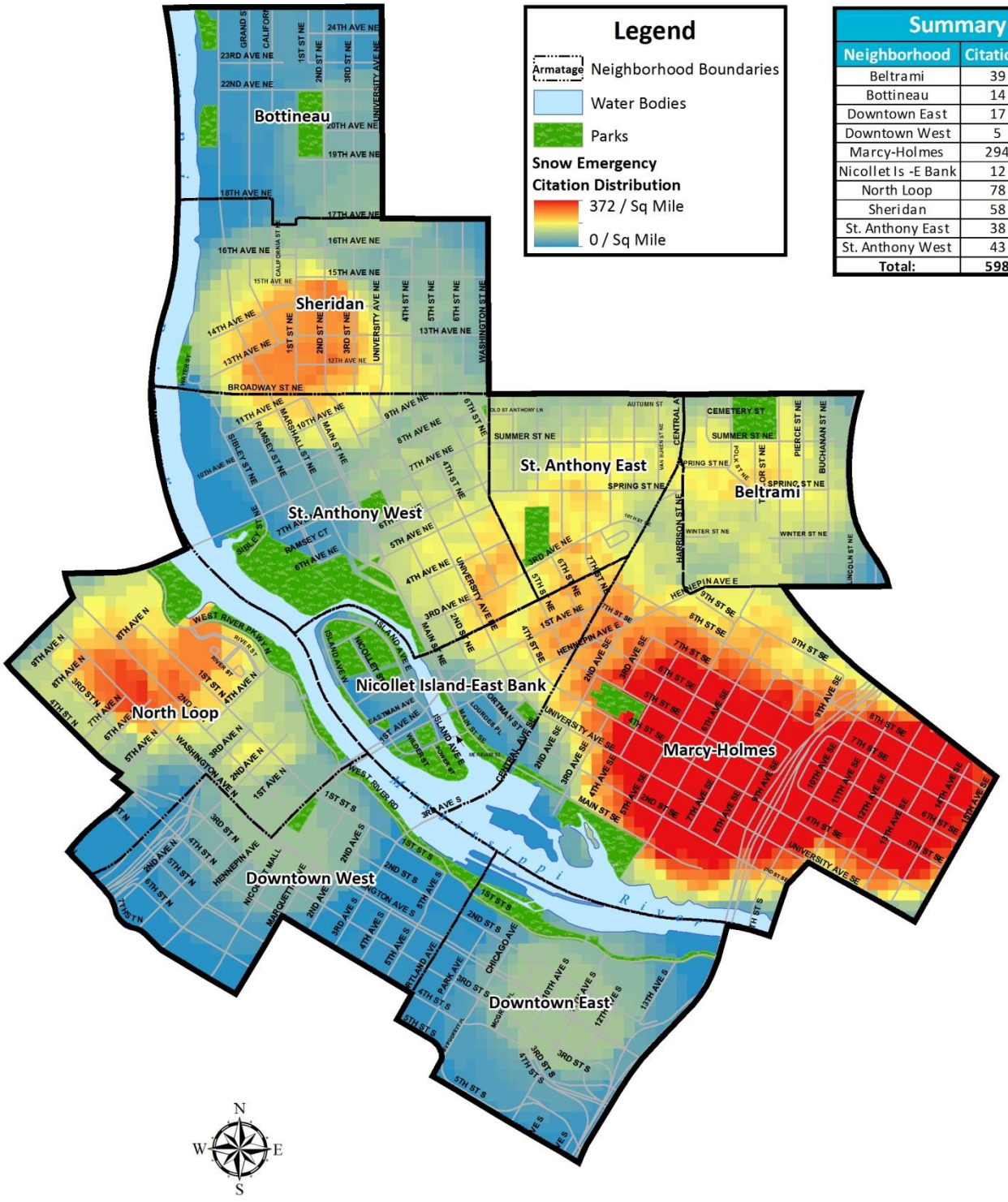
2015 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Citations	%
Beltrami	39	6.5%
Bottineau	14	2.3%
Downtown East	17	2.8%
Downtown West	5	0.8%
Marcy-Holmes	294	49.2%
Nicollet Is -E Bank	12	2.0%
North Loop	78	13.0%
Sheridan	58	9.7%
St. Anthony East	38	6.4%
St. Anthony West	43	7.2%
Total:	598	100%

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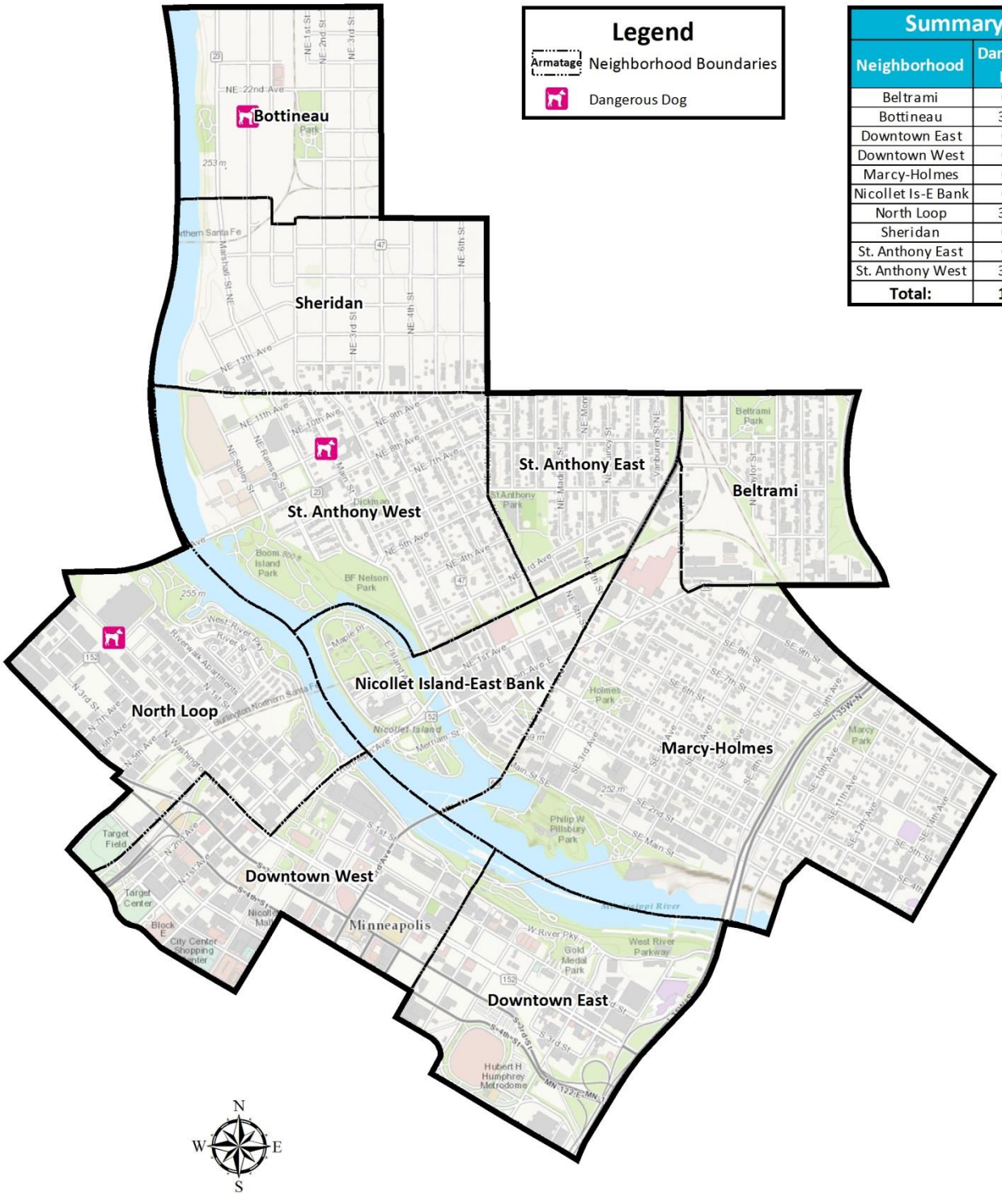
Dangerous Dogs



Summary	
Neighborhood	Dangerous Dogs
Beltrami	0.0%
Bottineau	33.3%
Downtown East	0.0%
Downtown West	0.0%
Marcy-Holmes	0.0%
Nicollet Is-E Bank	0.0%
North Loop	33.3%
Sheridan	0.0%
St. Anthony East	0.0%
St. Anthony West	33.3%
Total:	**100%**

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Regulatory Services

Endnotes

1.Change of Ownership and Conversion rental license data in the report only includes instances that were reported and enforced by our department. Please visit the Minneapolis Code of Ordinances, Chapter 244.1870 for more details.
2.Police call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.
3.Snow emergency citations are only from one declaration from late December of 2015. Data for the remaining 2015-2016 winter season was unavailable at the time of obtaining this content.
4. The American Community Survey used 161,401 different household units to calculate the proportion of cost-burdened households in the City of Minneapolis. Cost-burdened households are defined by the United States Census Bureau as households that spend at least 30% of annual household income on household costs

Sources

*Demographic data was compiled by **Minnesota Compass** and comes from the 2010 Census as well as the 2009-2013 American Community Survey. The data compiled is for all neighborhoods within Ward 3 including Beltrami, Bottineau, Downtown East, Downtown West, Marcy Holmes, Nicollet Island-East Bank, North Loop, Sheridan, St. Anthony East, and St. Anthony West.*

All current City of Minneapolis data is as of January 1, 2016. This includes:

- *311 Service Requests*
- *Animal Care & Control data*
- *City Assessor's Land Use data*
- *Housing violations data*
- *Police calls*
- *Properties with animal, housing and police issues*
- *Rental License information*
- *Traffic Control citations*